

Trevor Road Hitchin

# Connells

# Trevor Road Hitchin SG4 9TA



### **Property Description**

A beautifully presented period property situated perfectly for both excellent schooling and the railway station.

The internal accommodation is much larger than average and is offered to the market by the current vendor in move-in condition. Downstairs are separate reception rooms both with open fireplaces with woodburning stoves.

To the rear, the lovely fitted kitchen leads to a utility room and cloakroom. Upstairs are two very good size double bedrooms one of which benefits from a lovely en suite. To the rear is a low maintenance and very private garden.

Trevor Road is an ideal location just a stone's throw from the mainline station while also having an SG4 9 postcode meaning school access is excellent. A fabulous property that must be viewed.

#### **Ground Floor**

#### Cloakroom

Single glazed window to rear aspect and WC.

#### Lounge

12' 9" plus bay x 11' 11" max ( 3.89m plus bay x 3.63m max )

Single glazed bay window to front aspect, wood burner, TV and telephone points, solid wood flooring and radiator.

#### **Dining Room**

13' x 11' 11" max ( 3.96m x 3.63m max )

Single glazed sash window to rear aspect, wood burner fireplace, solid wood flooring and radiator.

#### Kitchen

8' 7" x 7' 4" (2.62m x 2.24m)

Fully fitted kitchen with single glazed window to side aspect, a range of wall and base units, solid oak work surfaces with tiled splashback, Butler-style sink, integrated appliances including electric oven, hob with cooker hood over and dishwasher. Space for fridge/freezer.

#### Rear Lobby

Plumbing for washing machine and door leading to garden.





# **First Floor**

#### **Bedroom One**

#### 11' 11" x 10' 6" ( 3.63m x 3.20m )

Single glazed sash window to front aspect, loft access, original exposed floorboards and radiator.

### Bathroom

Single glazed window to side aspect, wash hand basin, bath with shower over, WC and heated towel rail.

# Bedroom Two

11' 11" max x 10' 4" ( 3.63m max x 3.15m )

Single glazed sash window to rear aspect, built-in cupboard, original exposed floorboards and radiator.

# Outside

### **Rear Garden**

Patio, timber shed and gated access to side.











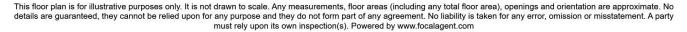






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